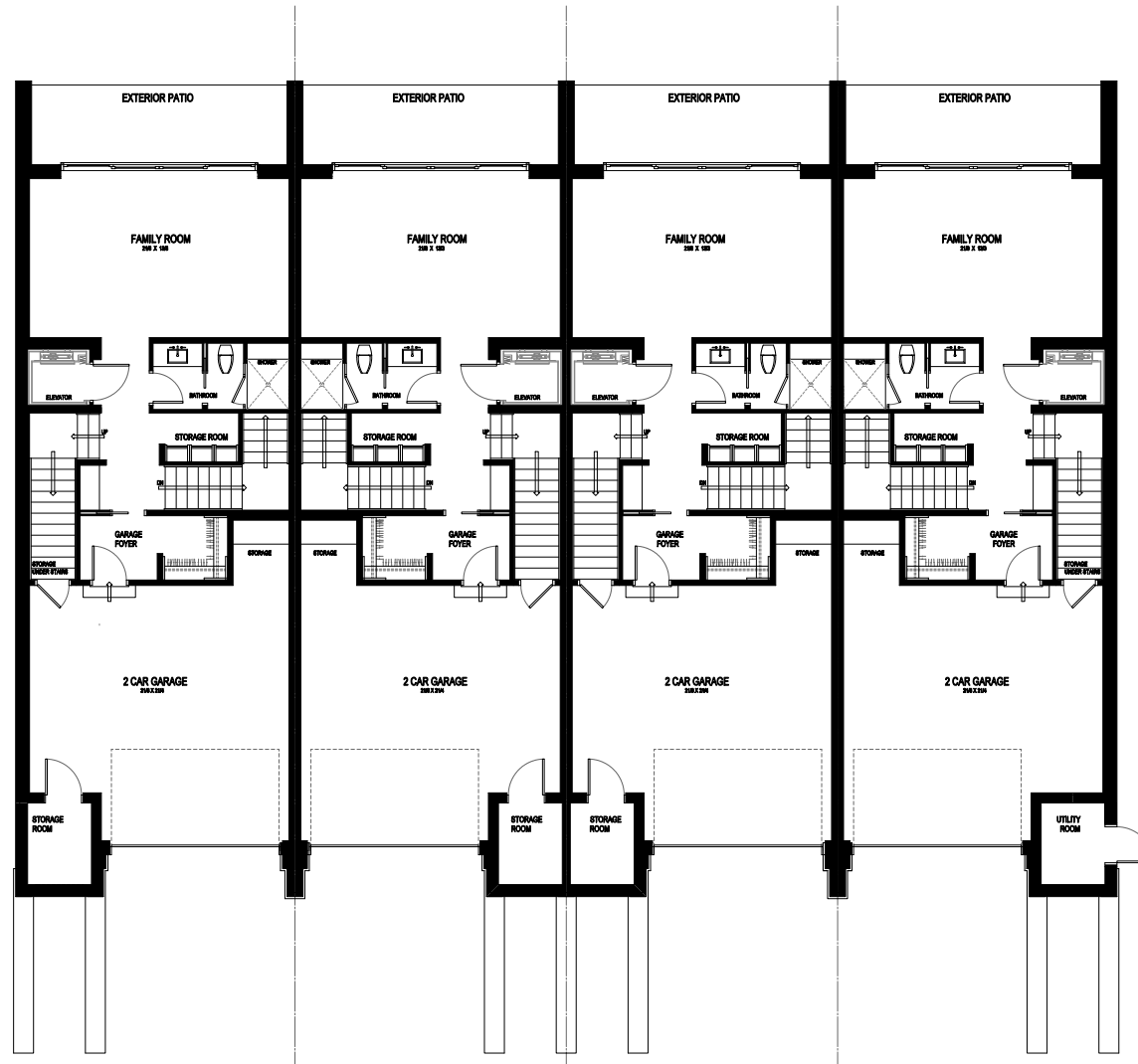


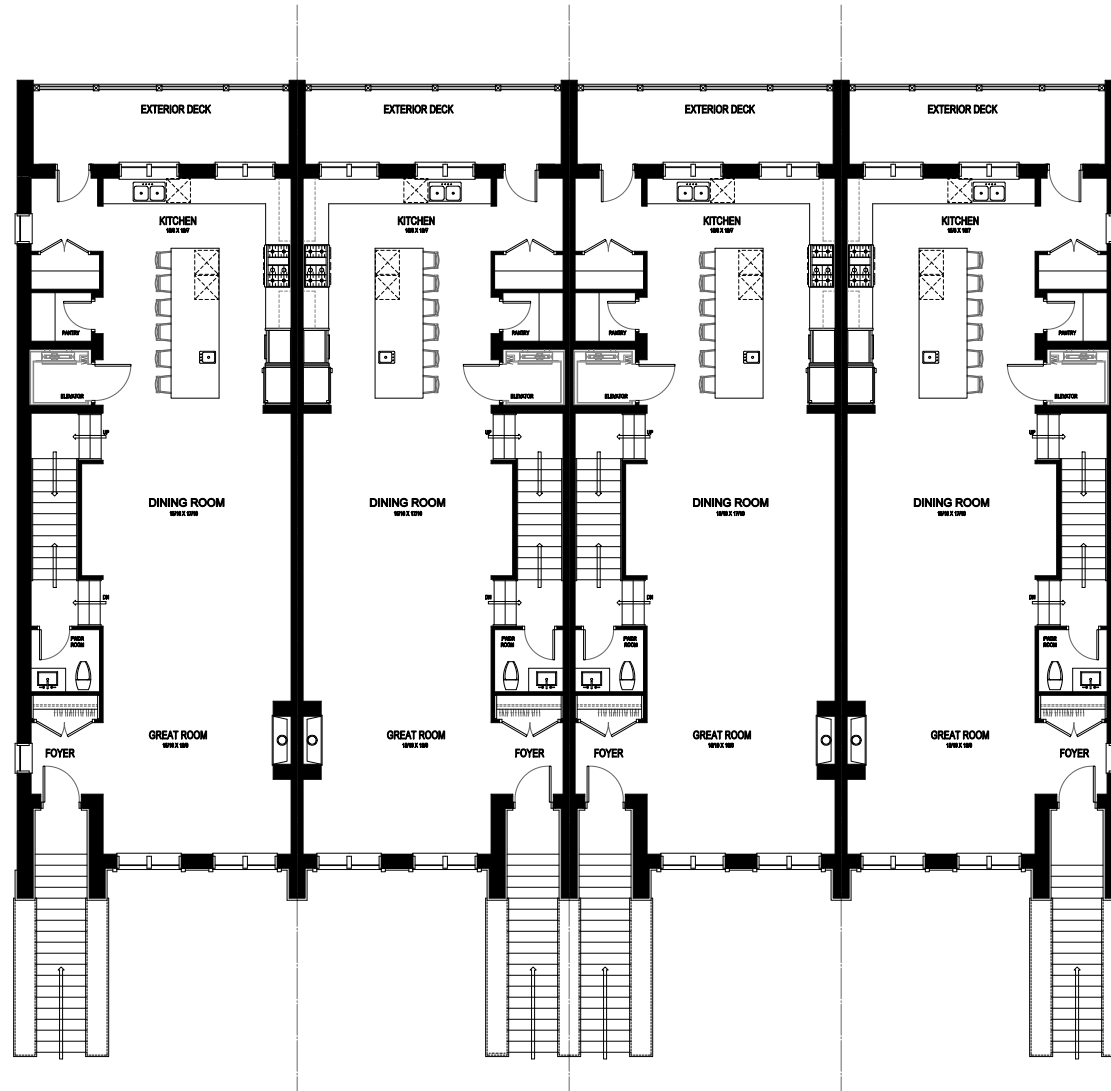
# BOSTONIA BROWNSTONES

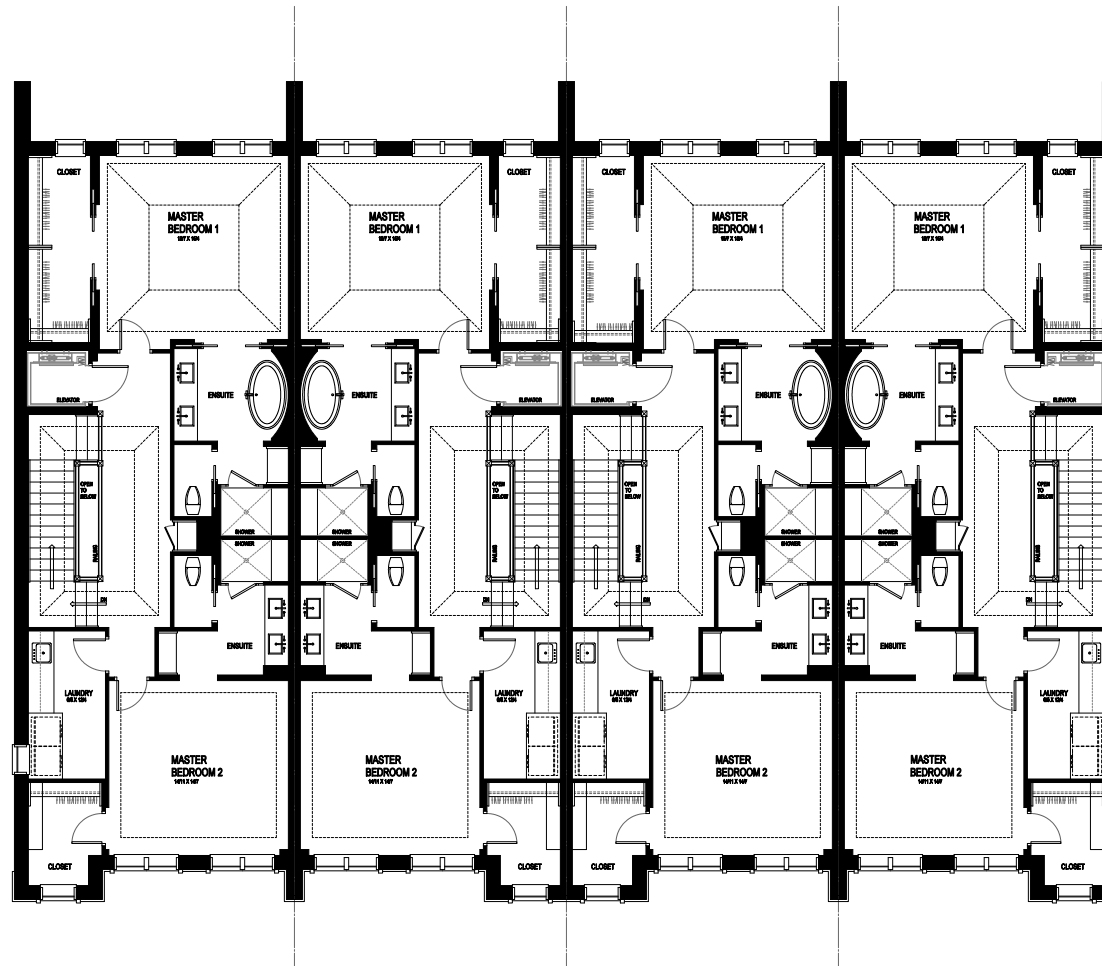
A SEL DEVELOPMENTS PROJECT  
ELEVATION - TOTAL 3,466.32 SQFT PER UNIT



The Developer reserves the right to modify the building design, floor plans, prices, suite features and specifications.

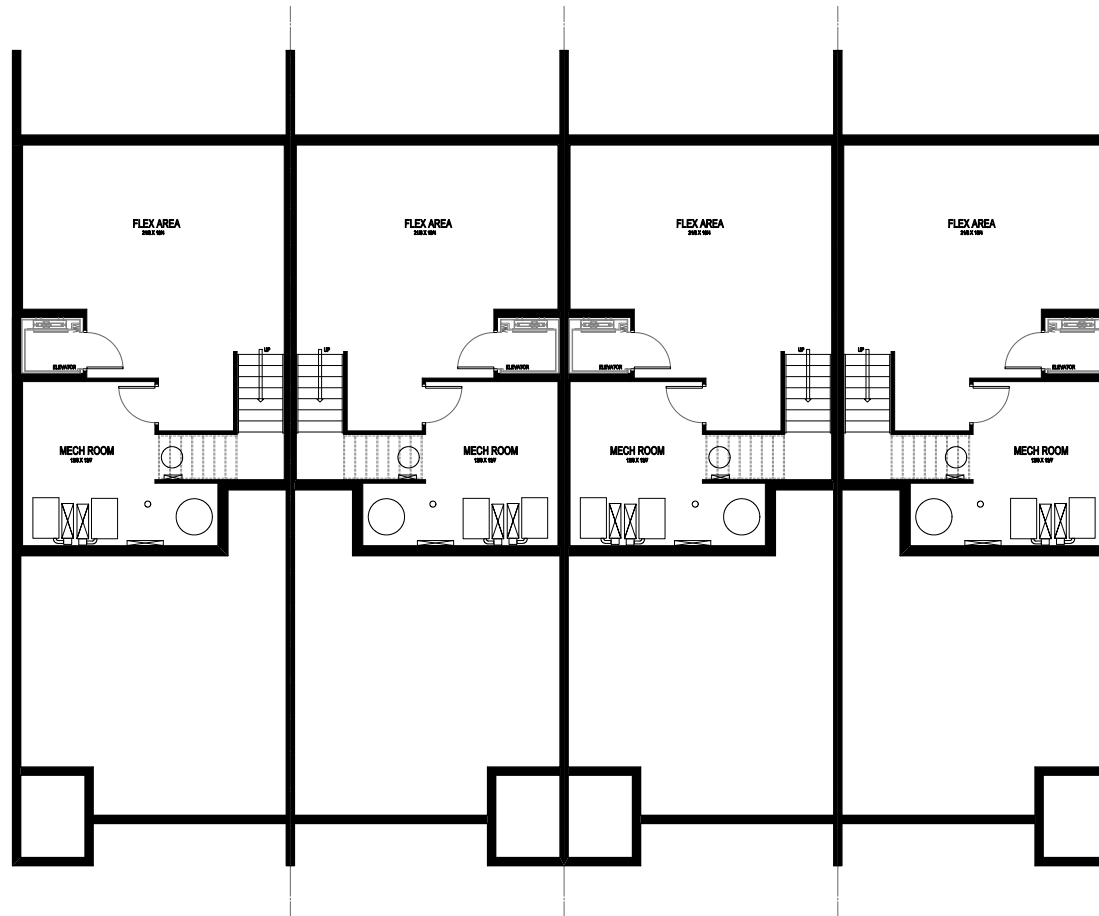






# BOSTONIA BROWNSTONES

BASEMENT FLOOR PLAN - 462.64 SQFT (UNDEVELOPED SPACE)



The Developer reserves the right to modify the building design, floor plans, prices, suite features and specifications.

**GENERAL**

- Comprehensive Engineering
- Professional Interior Design Services
- 1/2/5/10 New Home Warranty
- Four Level Structures
- Full Concrete Basement Below Grade
- Three Levels Developed Above Grade 3,460 sqft
- Wood Frame Structure
- Double Front Drive Garage
- Walkout to Rear Patio
- Main Level Wood Deck
- Soft Landscape Package

**CONCRETE**

- Watch Dog foundation damp-proofing
- Exposed Aggregate walks, driveways and front stairway

**FRAMING**

- Engineered Floor Joists and Roof Trusses
- 10ft Ceilings at Main Floor
- LVL Tall Walls
- Elevator Shafts

**EXTERIOR DOORS AND WINDOWS**

- Metal Clad Wood Windows
- Multi point (dual action) Hardware on Windows
- Fixed Sashes on Non-venting Windows
- 8' Wood Front Entry Door

**ROOFING**

- 24 Gauge Standing Seam Metal
- 2 Layers Heat Welded SBS Membrane

**EXTERIOR FINISHES**

- Masonry on Front Elevation Natural Stone
- Spectice Cornice Molding under Overhangs
- Smooth Acrylic Stucco Finish over Cementitious Base
- Decorative Downspouts

**PLUMBING AND HEATING**

- Kohler Under Mount Sinks, Faucets and Toilets
- Triangle Tube, High Efficient Wall Hung Boiler System
- Bradford White, 65 Gallon Hot Water Heater
- Lennox High Efficiency Furnace
- General Humidifier(s) - 1042 drip type
- Honeywell Magic Thermostats
- Heated Floors in Ensuites
- Napoleon Ascent 42" Direct Vent Gas Fireplace

**ELECTRICAL**

- 150 amp Circuit Panel Data Wiring for Telephone, TV, and Data
- Whole Home Surge Protection
- Decora Switch and Plug Plates
- Designer Selected Lighting and Pot-Light Package
- Elevator Power Rough-in

**INSULATION AND DRYWALL**

- Exterior Walls - R-20 Fiberglass Batt Insulation
- Ceilings and Attic Space - R-40 Loose Fill Insulation
- Vaulted Ceilings - R-34 Fiberglass Batt Insulation
- Spray Foam Insulation where required
- Painted Ceilings Throughout
- Tub/Shower Walls - 1/2" Dense Shield Cement Board
- Type X FRR 1-2 Fireguard with STC 67 Soundproofing Party Walls

**INTERIOR MILLWORK**

- 8' Solid Core Passage and Closet Doors
- 3" Door and Window Casing
- 6" Baseboards
- White Oak Handrail c/w White Oak Shoe
- Paint Grade Balustrade Spindles and Newel Posts
- Polished Chrome Hardware

**CABINETS**

- Custom Built Kitchen Cabinets in Lacquer Finish
- Self-closing, Full Extension Drawer Glides
- 110 Degree, Concealed European Type Hinges

**COUNTER TOP**

- Granite or Quartz Equivalent in Kitchen and Bathrooms

**FLOORING AND TILE**

- Porcelain Floor Tile in all Baths and Foyer
- 3/4" x 4" Plank Site Finished Hardwood Floors
- 50 ounce Carpeting in all Bedrooms

**MIRRORS AND GLASS**

- 5mm Clear Mirror c/w Polished Edge
- 10 mm Frameless Ensuite Shower Stalls

**APPLIANCES**

- 7 Piece Thermador or 9 Piece Jenn Air (Washer and Dryer Included) Package
- Central Vacuum System

**AUTOMATION / AUDIO / VIDEO / SECURITY**

- Control 4 Automation Package
- Multi-Room Sound Speakers
- Home Theatre and Security System Rough-in Wiring

**A. RESERVATIONS**

- 1) Registrants have first option to reserve on or before June 30, 2015.
- 2) General Public can reserve after June 30, 2015.
- 3) Reservation Fee of \$5,000.00 refundable subject to start of construction.
- 4) Balance of 20% Deposit non-refundable upon start of construction.
- 5) \*Elevator included at no additional cost on any units sold prior to June 30, 2015.
- 6) \*Elevator rough-in in all units. Completed Elevator option extra after June 30, 2015.

**B. REALTOR PARTICIPATION PROGRAM**

For registration and pre-Construction pricing details, contact:

**Aldo Laratta**

*President, Laratta Homes Ltd.*

255031 Willow Creek Rise

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